

This instrument was prepared by:  
Fish Nelson & Holden, LLC  
400 Century Park S #224  
Birmingham, AL 35226

Send tax notice to:  
Gladys C. Steen  
150 Sunset Lane  
Calera, AL 35040

State of Alabama  
County of Shelby

### GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Michael McNabb and Meagan Ann Cutler**, a married husband and wife, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gladys C. Steen**, a single woman (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Parcel ID: 22-8-33-0-002-054.000**

**Address: 150 Sunset Lane, Calera, AL 35040**

**Legal Description:** Lot 26, according to the Survey of Summerchase Phase 3, as recorded in Map Book 25, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 2020 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

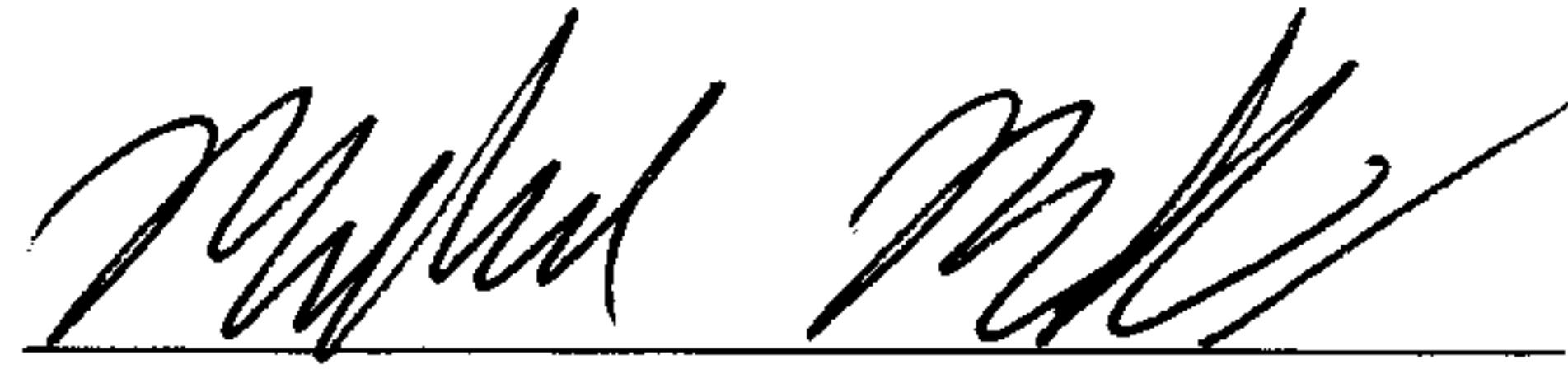
Be it known that \$155,138.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we

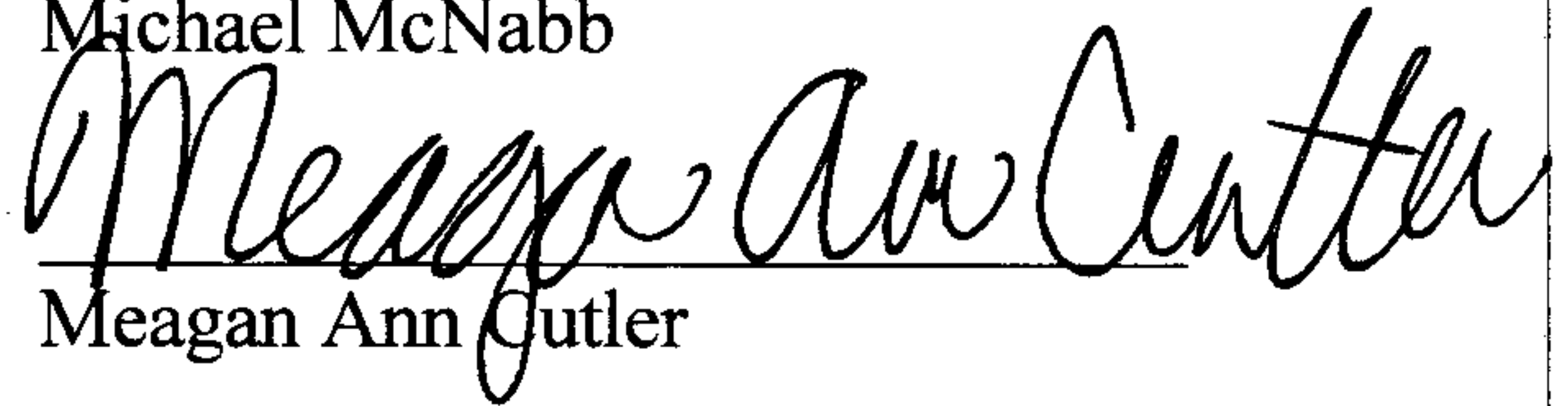
*Be it known that Meagan Ann Cutler is one and the same person as Meagan Anne Cutler McNabb.*

will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this the 30th day of March, 2020.



Michael McNabb

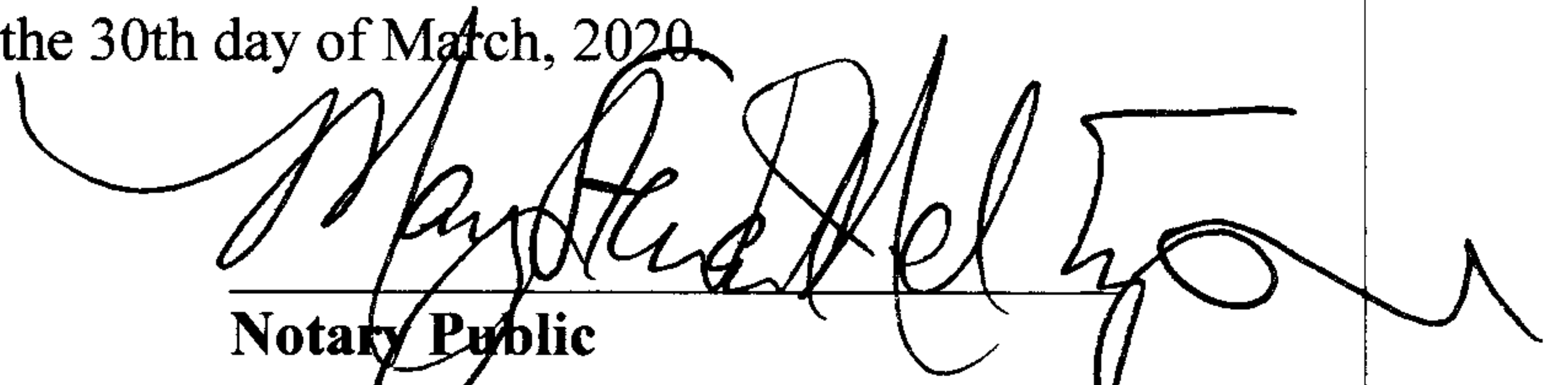
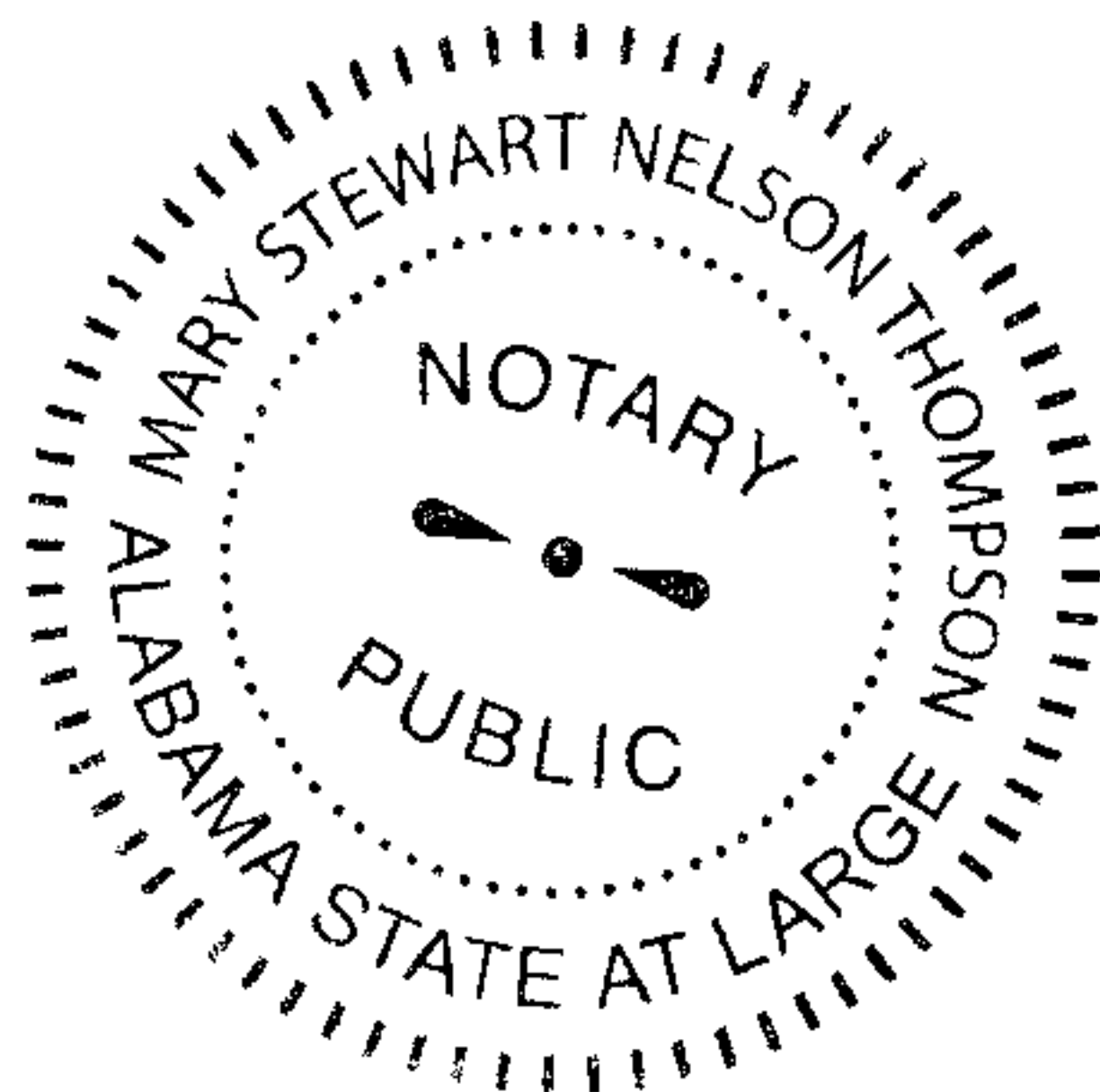


Meagan Ann Cutler

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Michael McNabb and Meagan Ann Cutler whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2020



Notary Public

My Commission Expires: 4/30/21

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Michael + Meagan McNabb  
 Mailing Address 317 Cromwell  
Alabaster AL 35114

Grantee's Name Gladys Steen  
 Mailing Address 150 Sunset Lane  
Calera AL 35040

Property Address 150 Sunset Lane  
Calera AL 35040

Date of Sale 3/30/20  
 Total Purchase Price \$ 158,000.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/30/20

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 (verified by)  
 Shelby County, AL  
 03/31/2020 09:41:42 AM  
 \$32.00 JESSICA  
 20200331000125390

*Allen S. Bayl*

Form RT-1